

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-7-2008 – CABCO 5600 West Subdivision

**SYNOPSIS:**

Applicant: Adam Maher – RJF Enterprises Inc.  
Proposal: Final Plat Approval  
Location: 2514 South 5600 West  
Zoning: M

**BACKGROUND:**

Adam Maher, is requesting final plat approval for the CABCO 5600 West Subdivision. The subject property is located immediately to the north of the Riter Canal and west of 5600 West.

The proposed subdivision is being requested in order to divide the existing property into two commercial building lots. Lot 1 consists of 4.28 acres while lot 2 will consist of 1.95 acres. As part of the subdivision application, the developer will dedicate 5600 West to its full half width of 53 feet. In addition, the developer is proposing to dedicate a 66-foot right-of-way to serve future frontage road needs for 5600 West and the future Mountain View Corridor. A portion of this road, known as Anna Caroline Drive was constructed as part of the West Valley Pavilion Subdivision to the south. The developer will enter into a delay agreement for the improvements to this portion of Anna Caroline Drive.

Due to this application being a commercial subdivision, many of the staff and agency reviews will be conducted at the conditional use and/or permitted use process. The subdivision plat will contain easements and other information applicable to the division of property, but does not address site design issues typically found in commercial developments. The subdivision does fall within the 5600 West Overlay Zone. As such, future commercial and/or industrial uses will be subject to increased development standards.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager